

## Tiptree NHP Steering Group analysis in the light of the SHLAA assessments.

Potential Development Areas in the North & West. (Objectives in red are not met – indeed contradicted)

Location	Map Ref	Houses (estimated, stated, planned)	Other gains	RAG score	Objectives (=+ve, -ve)
A west	TIP 35/44/49a/51/68	p233	Business Pk (incl relocation land), LEAP, Spine Rd	103,104,108,108,109	VI4; HH6; TT2; VC2,3,4,5; BE3
A east	TIP 04/50	p218	MUGA, Spine Rd (& above)	109,109	VC2,3,4,5; BE3; (HH6); (TT2)
F	TIP 08/15/16/48	p174	Allotments, Spine Rd	107,104,109,108	VI4; HH6; TT2; TT4;
Florence Park	TIP 20/55	e148, s120	Sports Club (TIP 20)	101	VI4; HH6; <b>CG2</b> ; TT2
E (west of Penn Lane)	TIP 18/34/41/54	e285, s225		90,91,93,92	HH6; TT2; <b>CG2</b> ; <b>CG3</b>
E (Brook Meadows)	TIP 03	e285, s200		93	<b>CG2</b> ; <b>CG3</b>
E (Peakes)	TIP 65	e278, s235	Parking, Football Pitch, LEAP	102	<b>TT2</b> ;

### Suggested Preferences

Location A west, A east and F seem to offer the greatest planning gains for the community:

**Area A west & east** potentially offers an opportunity for village centre trades to relocate thus freeing up land in the village centre for sympathetic development. It has potential to provide a business park, a LEAP and the first stage of a relief road connecting Kelvedon Road with Colchester Road.

**Area F** offers a road connecting Kelvedon Road with Grange Road – an important addition providing a western by-pass but also to allow traffic from the new estates to avoid using the dangerous Grange Road/Vine road and Grange Road/Kelvedon Road corners.

**Florence Park** offers the possibility of some significant gains (in particular the provision of a ‘sports club’ for Tiptree) and it is already within the current settlement boundary (albeit as private green space). However CBC considers that it may not be deliverable because it depends upon CUFC relocating. One option would be to allow development as an extra ‘windfall’ but only on acceptance of very precise policy requirements – in particular the handing over of the clubhouse and pitch to CBC/TPC.

Retaining **Brook Meadows and the quarry area** gives the possibility of an area of wide open space for the community.

### Choices in suggested order of priority (negative issues marked in red):

1. F (Kelvedon Rd): In most popular area for housing; In NW as per Vision & Objectives and CBC draft Local Plan. Good access to A12; Allows Grange Rd – Kelvedon Rd connection;
2. A (N of Oak Rd): 2<sup>nd</sup> most popular area for housing ; In NW as per Vision & Objectives and CBC draft Local Plan. Good access to A12; Potential for link to Colchester Rd; Large site – Business Park & Land for relocation of village centre trades; future expansion? *In short term traffic issues at eastern end.*
3. Peakes: In the 3<sup>rd</sup> most popular area for housing; *Traffic issues on Maldon Rd.*
4. Pennsylvania Lane: In the 3<sup>rd</sup> most popular area for housing; *Access across Penn Lane & through Florence Park estate*; Access to Grange Rd?
5. Brook Meadow: in the 3<sup>rd</sup> most popular area for housing; *LoWS; Q'airre results in favour of retention; Access issues; Drainage issues.*

Our consultant considers that the gains listed for Areas A west & east and Area F are realistic and would deliver 625 houses. We need to draft policies for these areas and submit them to ECC (Highways) and CBC (Planning) to test viability.

We would also like to explore options for TIP 65 Peakes so that we have some flexibility of choice especially if any of the above be deemed unviable.

In addition we are prepared to consider proposals for other locations, away from the north & west provided they offer considerable advantages to the community and do not adversely affect traffic in the village centre. For example consideration would be given to an application to provide a Health Centre or a small number of sheltered homes and/or a nursing home.

### **In Summary**

Tiptree NHP steering group recommend that locations A and F offer the greatest planning gains for the community besides meeting our other criteria. TIP 65 (Peakes) is our third option should any of the other sites fail at the viability testing.

Possible planning gains include:

- A business Park
- An area for the relocation of village centre trades (e.g. TBS and Evers).
- Land freed up for sympathetic development in the village centre
- A link road between Grange Road and Kelvedon Road providing a western by-pass route and a means to avoid the grange Road/Vine Road corner.
- The beginnings of an eventual relief road connecting Kelvedon Road and Colchester Road thus completing the western by-pass.
- A community sports club
- Public open space (Brook Meadows and the quarry area)
- Sheltered Housing & a Nursing Home.